



United States Department of Agriculture
Rural Development
Montana State Office



LOAN LEVERAGING IS BACK - LENDER PROFITABILITY IS UP!

PROGRAM: 20% to 50% conventional first mortgage sold to Montana Board of Housing (MBOH) at the board's rate and 50% to 80% Rural Development 502 Direct Loan with interest rates between 1% and 5.75% (rates subject to change).

FEATURES →	BENEFITS ♥
BLENDED INTEREST RATES PRODUCE A BELOW MARKET RATE →	LOWER MONTHLY PAYMENTS – INCREASED PURCHASING POWER ♥
NO MORTGAGE INSURANCE →	LOWER MONTHLY PAYMENTS – INCREASED PURCHASING POWER ♥
RD 502 TERM IS 33 TO 38 YEARS and 30 YEARS FOR MANUFACTURED HOMES →	LOWER MONTHLY PAYMENTS – INCREASED PURCHASING POWER ♥
VERY LOW (TO 50% OF AMI) AND LOW INCOME (50% TO 80% OF AMI) INCOME LIMITS →	PROVIDES HOUSING OPPORTUNITIES FOR THE LOWEST INCOME FAMILIES ♥
0 DOWN PAYMENT REQUIRED IF SOLD TO MBOH WITH HOMEBUYER EDUCATION →	NO CASH DOWN ♥
100% LOAN TO VALUE + APPRAISAL FEE, IMPOUNDS, AND TAX SERVICE FEE →	LTV BASED ON THE APPRAISAL ALLOWS FOR FINANCED CLOSING COSTS ♥
1.5% ALLOWABLE LENDER FEES ON FIRST MORTGAGE SOLD TO MBOH & MBOH'S BUY RATE IS 102% →	LENDER PROFITS TO 3.5% ♥
RD WILL ALLOW A \$500 PACKAGING FEE →	ADDITIONAL LENDER PROFITS ♥

For more information contact:

Rural Development at 406-585-2515 or visit www.rurdev.usda.gov/mt

P.O. Box 850 • Bozeman, MT 59771
Voice (406) 585-2551 • Fax (406) 585-2565 • TDD (406) 585-2562

Committed to the future of rural communities

"USDA is an equal opportunity provider, employer and lender."
To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, DC 20250-9410 or call (800)795-3272 (voice) or (202) 720-6382 (TDD).